



11, Parkhall Road, Stoke-On-Trent, ST3 5HB



£175,000

SENSIBLY PRICED - NO UPWARD CHAIN

A mature semi detached family home set in a popular and sought after location. Offering spacious accommodation comprising: entrance hall, living room, kitchen diner, three bedrooms and a family bathroom. Set in a good size plot with plenty generous off road parking, also benefitting from a south facing rear garden and gas combi boiler central heating. The property is conveniently located within close proximity to local shops, schools and other amenities along with easy access to commuter routes. Early viewing essential.



01785 811 800

<https://www.tgprop.co.uk>



Entrance Hall

A uPVC part obscure double glazed front door opens to the hallway. With tile effect vinyl flooring, doorway to the living room and access to the first floor stairs.

Living Room

A spacious reception room offering a modern fire surround with inset electric fire, bay window to the front elevation, ceiling coving, radiator, carpet, BT Open Reach and TV connections, doorway to the kitchen diner.

Kitchen Diner

Fitted with a range of white finish wall and floor units, contrasting work surfaces with tiled splash-backs, inset stainless steel sink and drainer with chrome swan neck chrome mixer tap. Two uPVC double glazed windows overlooking the rear garden, radiator, planked wood effect vinyl flooring, understairs store and wooden part obscure glazed external door opening to the side aspect..

Appliances including: ceramic electric hob with extractor hood and light above, integral electric oven, plumbing for a washing machine and space for additional appliances.

First Floor

Stairs & Landing

With window to the side of the property, radiator, loft access and carpet throughout.

Bedroom One

Offering a uPVC double glazed window overlooking the rear garden, carpet, radiator and TV connection.

Bedroom Two

With uPVC double glazed window to the front aspect, carpet, radiator and TV connection.

Bedroom Three

With Upvc double glazed window to the front elevation, radiator, TV connection and carpet.

Bathroom

Fitted with a suite comprising: low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, standard bath, panel and shower screen with chrome showerhead mixer tap. Part Showerwall clad walls, uPVC obscure double glazed window to the rear of the property, towel radiator, extractor fan and tile effect vinyl flooring.

Outside

The property is approached via a block paved driveway providing generous off road parking

Front

With lawn, mature hedgerow, stocked flowerbed and open porch

with coach light before the front door. There is side access to the rear garden via a wooden gate.

Side & Rear

Enjoying a south facing rear aspect and offering timber decked patio areas, paved pathways, lawn, mature hedgerow, shrubs, timber fence panelling and external power connections.

Outhouse with wall mounted Vokera Excel 29 gas combi central heating boiler.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

No upward chain.

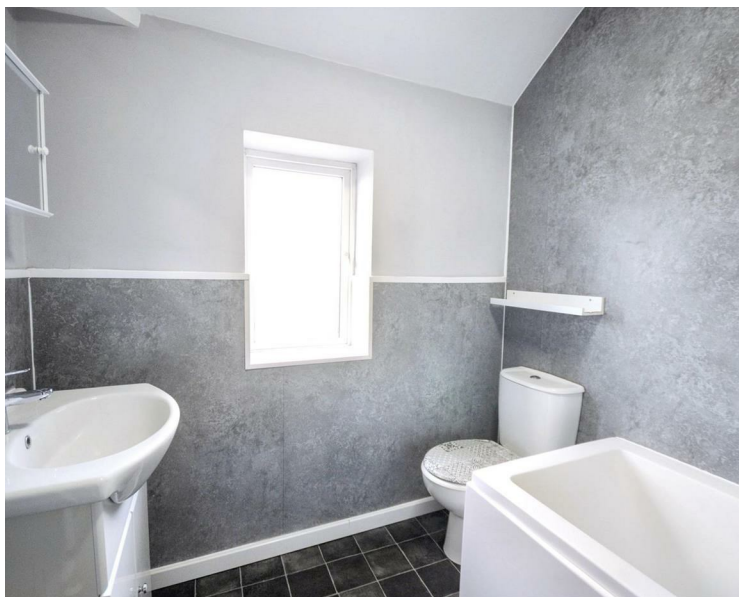
Services

Mains gas, water, electricity and drainage.

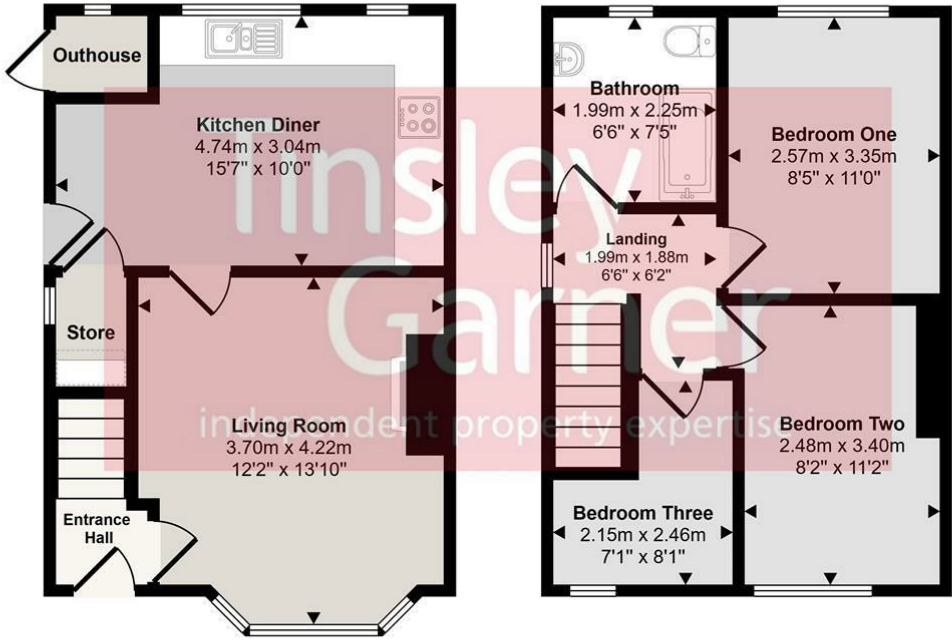
Gas combi central heating

Viewings

Strictly by appointment via the agent



Approx Gross Internal Area
67 sq m / 717 sq ft

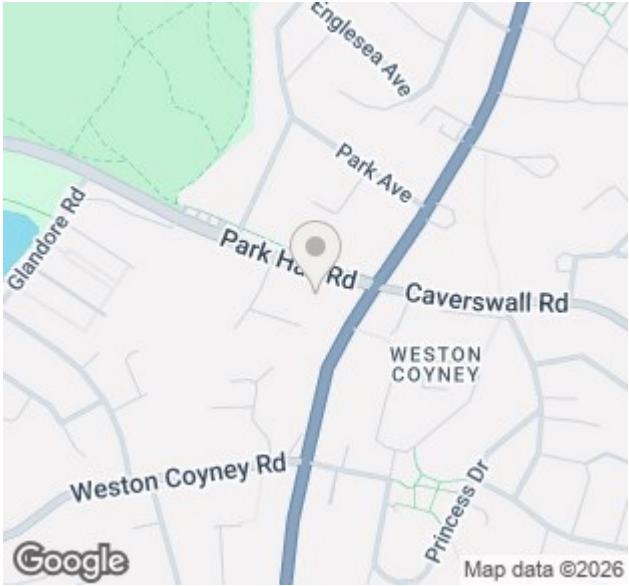


Ground Floor
Approx 34 sq m / 364 sq ft

First Floor
Approx 33 sq m / 352 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	67	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
	55	81